

## ADDENDUM #1

November 17, 2021

This Addendum to the Bid Documents is issued to clarify, correct, and supplement the Drawings issued as "WOODBURN MUSEUM/THEATER RENOVATION PERMIT REVISION DRAWINGS" dated September 27, 2021. This addendum adds to, and where in conflict with, supersedes previously issued drawings and addenda. This Document is hereby made a part of the Contract Documents to the same extent as though it were originally included therein.

**MODIFICATIONS TO DRAWINGS AND SUPPLEMENTAL INFORMATION**

Description of item number: **1.A101.3**, where  
**1.** is the addendum number,  
**A101.** is the Drawing number or Specification section, and  
**3.** is the sequential addendum item number for that Drawing or Specification.

**ATTACHMENTS**

Drawing Sheets: A101; A102; A201; A501; A603; A700  
 Specifications: No changes  
 Substitution Requests: No changes

**DRAWINGS**

- 1.A101.1 Theater 116, East Wall: Wall is in poor condition; plan to remove all existing gypsum board/plaster; remove window trim. New work will include providing one (1) window from storage 115 to Theater 116; raising height of door to 80"; install thick insulation at bathroom wall; new gyp finished smooth and painted; lighting controls located adjacent to door. New elevation provided on A501.
- 1.A102.1 Lift at Theater Platform: Revised the location of the proscenium to match existing location; 53" west from the front of stage. The stage needs to be extended 8" to the east to provide a full 60" landing for the lift per code. Contractors should plan to build this platform out to accommodate the required clear space. Face of new stage extension walls to be painted wood. Provide low voltage connection for phone associated with lift. See change to Keynote 9, lift is now **OFOI** with GC providing power and stage extension to accommodate lift.

- 1.A102.1 Asbestos Abatement in the Lobby 110, adjoining hallway 112, and 113, 114 and 115 has resulted in damaged joists. Added Keynote 20 to address replacing broken/damaged joists and providing a substrate for the scheduled flooring.
- 1.A201.1 Keynote 3 as it pertains to Theater 116 only: Due to asbestos abatement in this room, this existing ceiling material needs to be demolished and new gypsum board installed, attached to existing joists and finish; provide lighting as originally shown. Existing plenum space above theater is approximately 5'-0" and accessible.
- 1.A201.2 Keynote 17 corrected to read L12 fixture, not L14 as noted in the original bid documents.
- 1.A501.1 Added an elevation of the East wall, Theater 116.
- 1.A603.1 2/A603 shows stage extension to accommodate clearances required for the lift.
- 1.A700.1 Theater Lobby 110: wall finishes – all walls should be skim coated to a smooth finish prior to paint. This will be added as a keynote and should be included in pricing.
- 1.A700.2 Throughout Theater: Provide new floor registers as required; keynote added.

## CLARIFICATIONS

- 1 *Owner has an Asbestos and Lead report which will be made available for download from the bid documents website. Owners removed asbestos-containing material October 2021.*
- 2 *A question was asked for information on the existing electrical panels; this project is Design-Build for electrical, we don't have any information or panel schedule information to provide at this time. See note 4 about additional site visits.*
- 3 *Bidders to submit all questions and substitution requests by Thursday November 18, 2021 at 4:00 p.m.*
- 4 *Any additional site visits are at the Owner's discretion and to be arranged with the Owner.*

END OF DOCUMENT



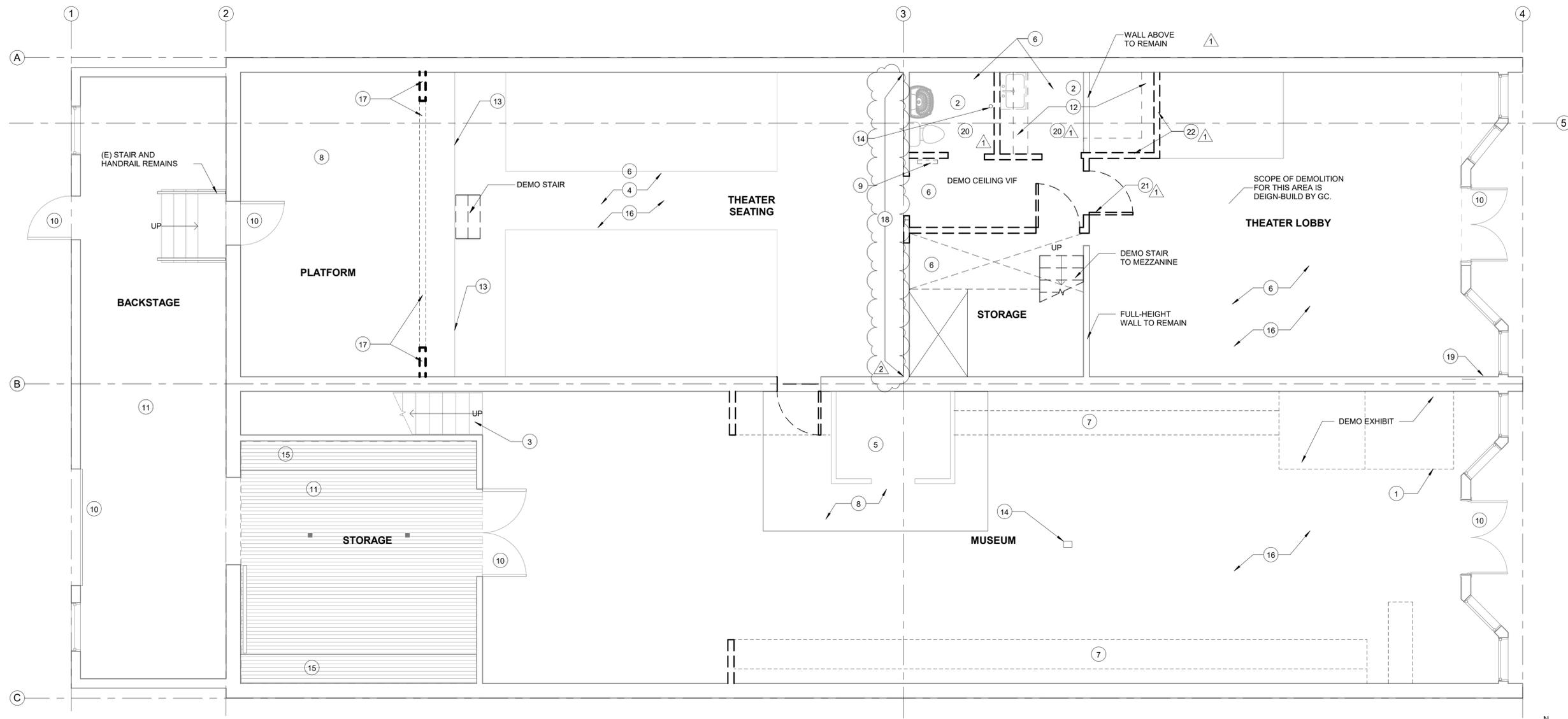
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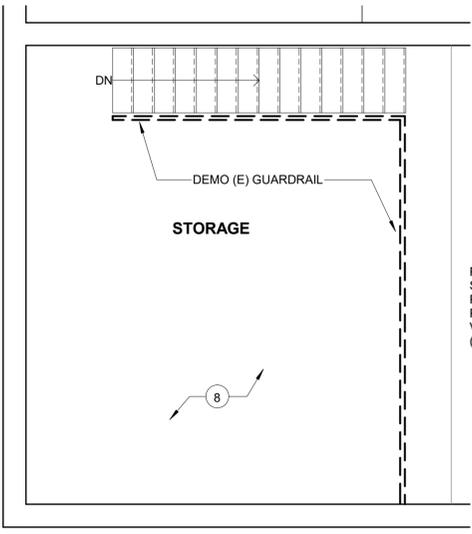


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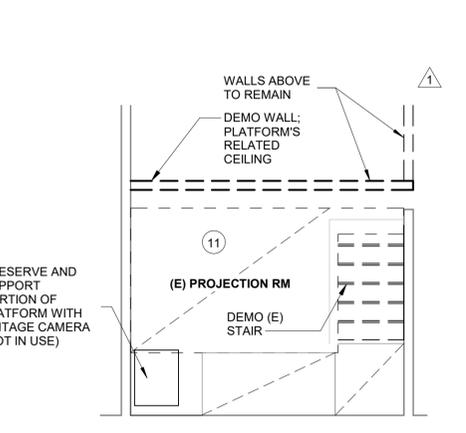
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1 DEMO FLOOR PLAN - FIRST FLOOR LEVEL  
1/4" = 1'-0"



2 DEMO FLOOR PLAN - MUSEUM MEZZANINE LEVEL  
1/4" = 1'-0"



3 DEMO FLOOR PLAN - THEATER MEZZANINE LEVEL  
1/4" = 1'-0"

**DEMOLITION GENERAL NOTES**

- CONTRACTOR TO RELOCATE AND RE-ROUTE ALL UTILITIES IN CONFLICT WITH PROPOSED WORK. AS NEEDED, CAP AND/OR REMOVE UNUSED UTILITIES WHERE PRACTICABLE. SUBMIT DOCUMENTATION TO OWNER OF ANY UNUSED UTILITIES REMAINING AFTER COMPLETION OF WORK
- COORDINATE ALL DEMO AND CONSTRUCTION ACTIVITIES, NOISE, HOURS OF WORK, UTILITY INTERRUPTIONS, ACCESS, ETC. WITH OWNER
- G.C. TO PROVIDE ALL TEMPORARY WALLS, CONSTRUCTION BARRIERS, SIGNAGE, ETC TO PROTECT WORK AREAS NEEDED. COORDINATE WITH OWNER
- CONTRACTOR RESPONSIBLE FOR DESIGN, ENGINEERING AND CONSTRUCTION OF ALL SHORING, FORMWORK, UNDERPINNING OR OTHER TEMPORARY MEASURES REQUIRED. WHERE TEMPORARY MEASURES WILL HAVE A VISIBLE IMPACT ON WORK, COORDINATE WITH ARCHITECT
- REMOVE EXISTING FLOOR FINISHES WHERE MENTIONED AND PATCH EXISTING SUBSTRATES AS REQUIRED TO INSTALL NEW FLOOR FINISHES. REFERENCE ROOM FINISH SCHEDULE FOR AREAS WITH NEW FLOOR FINISH
- CLEAN AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES
- WHERE EXISTING ITEMS AND FINISHES ARE REMOVED, PATCH AND REPAIR EXPOSED SURFACES TO MATCH ADJACENT EXISTING
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES
- RECYCLE DEMOLISHED MATERIALS TO THE EXTENT POSSIBLE
- RELOCATE HVAC VENTS AS REQUIRED
- COORDINATE DEMOLITION W/ OWNER & CONFIRM ITEMS FOR REMOVAL OR SALVAGE IF IN QUESTION
- OWNERS ITEMS / DISPLAY CASES NEED TO REMAIN ON SITE FOR DURATION OF REMODEL. INCLUDE TIME TO CAREFULLY MOVE AND PROTECT FOR PROJECT WORK.
- WHERE NEW DOORS OCCUR IN PREVIOUS DOOR LOCATIONS, HEADER HEIGHT MAY NEED TO ALTER TO ACCOMMODATE 6'-8" DOOR HEIGHT.

**DEMOLITION SHEET NOTES**

- REMOVE ALL (E) LIGHT FIXTURES UNO; MANY EXISTING LOCATIONS WILL BE REUSED; VERIFY ON SHEET A201
- DISPLAY CASES AND ITEMS LEFT ON SITE FOR REUSE TO BE PROPERLY PROTECTED.
- IN MUSEUM, DISPLAY CASES WILL REMAIN BUT SURROUNDING SOFFIT/SHELF TO BE DEMOLISHED. WALK SITE W/ OWNER PRIOR TO DEMOLITION TO VERIFY SCOPE.
- ALL PLUMBING IN THEATER BATHROOM AND BREAKROOM TO BE REMOVED; REUSE DRAIN AND WATER SUPPLY LINES AS ABLE FOR NEW PLUMBING. CONFIRM ALL PLUMBING LINES ARE IN WORKING CONDITION AND MEET CODE REQUIREMENTS.
- REMOVE ANY WOOD TRIM AND MOLDING FROM THEATER, ESPECIALLY AT EAST WALL WHERE (E) "PORTALS" ARE LOCATED.
- ENTRY AT THEATER IS A NEW STOREFRONT; PROTECT DURING CONSTRUCTION.
- REMOVE EXISTING CEILING MATERIAL TO PREPARE FOR ALL NEW GYPSUM CEILING THIS ROOM.

**KEYNOTES**

- DEMO AND RELOCATE POWER TO NORTH WALL.
- REMOVE ALL PLUMBING FIXTURES FOR NEW TOILET ROOMS.
- REMOVE (E) CARPET ON STAIRS, PREP FOR NEW MATERIAL
- REMOVE ALL (E) FLOORING AND CEILING THIS ROOM
- NO DEMOLITION WITHIN MUSEUM DISPLAY STRUCTURE; PROTECT AS NEEDED.
- REMOVE ALL FINISHES, FIXTURES. VERIFY PRESENCE OF ANY HAZARDOUS MATERIALS.

**KEYNOTES, CONT.**

- REMOVE SOFFITS BUT DISPLAY CASES TO REMAIN
- REMOVE (E) FLOORING TO RECEIVE NEW MATERIAL AT/IN DISPLAY
- RELOCATE HVAC VENT
- EXISTING DOOR TO REMAIN
- NO CHANGES TO FINISHES THIS ROOM
- REMOVE EXISTING CASEWORK AND WOOD SHIP LAP FROM WALLS AND CEILING
- REMOVE WOOD AT FRONT OF STAGE / FACE OF STAGE.
- RELOCATE VENT PIPE
- EXISTING SHELVING TO REMAIN
- DEMO (E) LIGHT FIXTURES & CEILING FAN (WHERE OCCURS)
- REMOVE (E) PROSCENIUM
- ENTIRE EAST WALL: REMOVE (E)
- (E) ELEC PANEL LOCATION REMAINS, REPLACED WITH NEW EQUIPMENT.
- (E) CEILING TO REMAIN & GET REFINISHED.
- DEMO DOOR, FRAME AND PORTION OF WALL BELOW HALLWAY CEILING.
- REMOVE THIS WALL BELOW EXISTING CEILING.

**LEGENDED**

- DEMOLISHED WALLS ————
- DEMOLISHED OVERHANGS - - - - -
- WALLS TO REMAIN = = = = =

Issue	Revision	Date
PERMIT SET		08/12/21
PERMIT REVISION	1	09/27/2021
ADDENDA 1	2	11/16/2021

**DEMOLITION PLAN**

Scale As indicated  
Date 11/16/2021  
Sheet No. **A101**



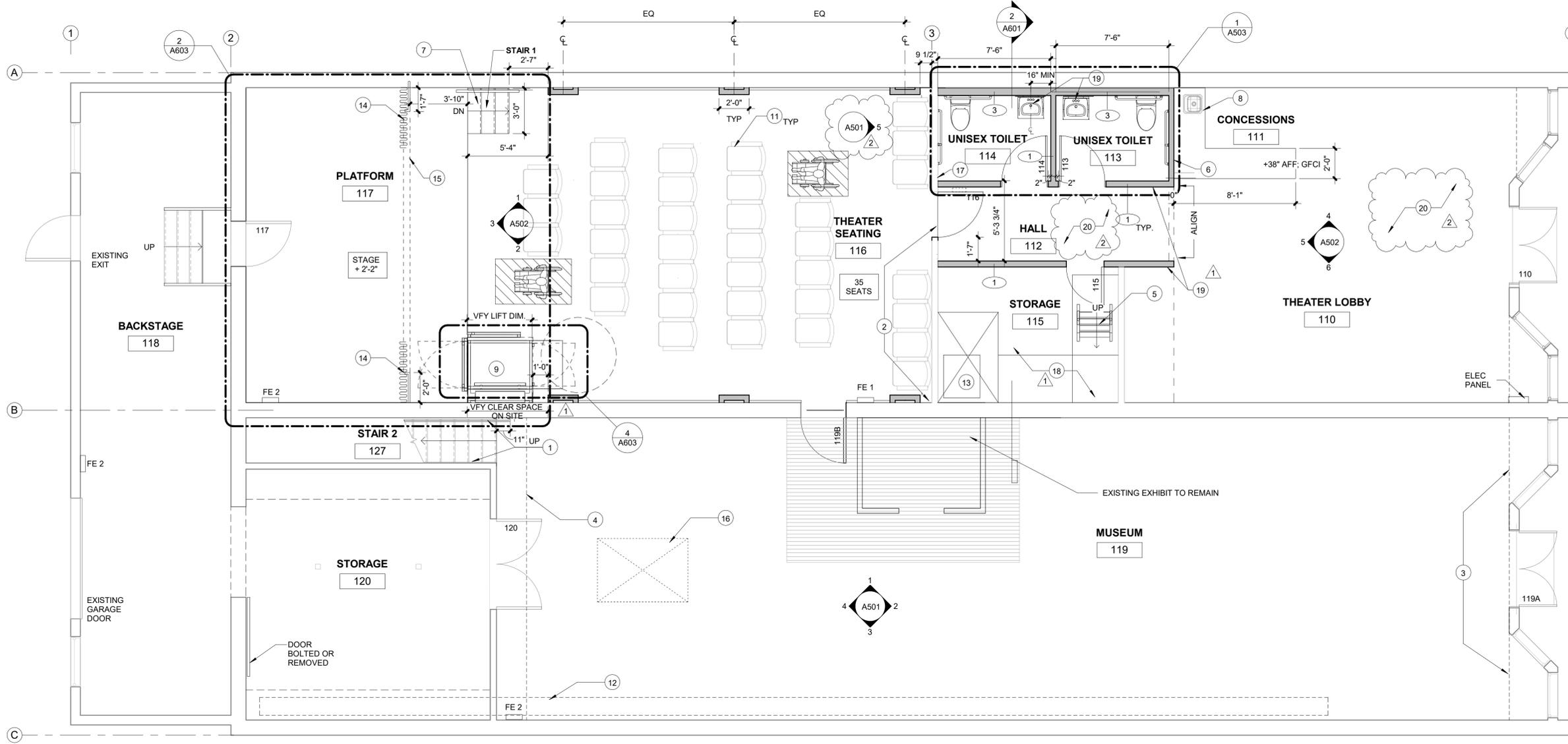
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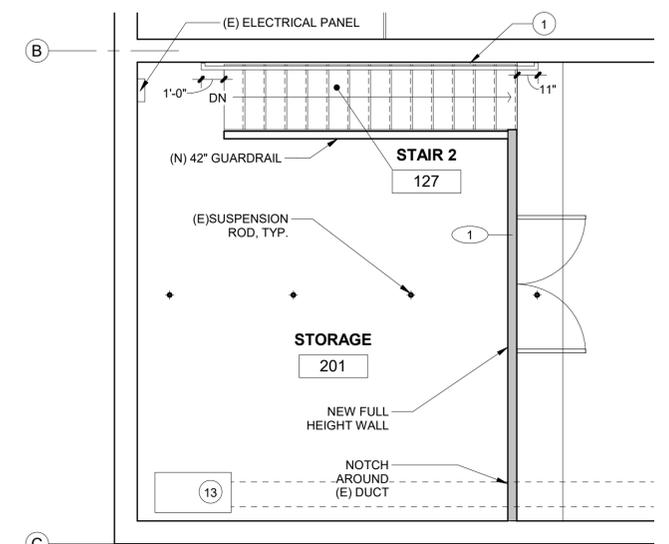
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CHANGES TO  
EXTERIOR FACADE  
ARE NOT PART OF  
THIS PERMIT; WORK  
BY OTHERS



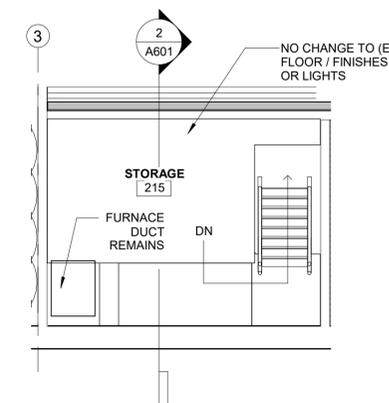
1 OVERALL FLOOR PLAN - FIRST FLOOR LEVEL  
1/4" = 1'-0"



2 (E) MEZZANINE LEVEL FLOOR PLAN - MUSEUM  
1/4" = 1'-0"

**FLOOR PLAN LEGEND**

- EXISTING CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- OVERHEAD
- WALL TYPE 1/ A601



3 (E) MEZZANINE LEVEL FLOOR PLAN - THEATER  
1/4" = 1'-0"

**CONSTRUCTION GENERAL NOTES**

1. CONTRACTOR TO RELOCATE AND RE-ROUTE ALL UTILITIES IN CONFLICT WITH PROPOSED WORK, AS NEEDED. CAP AND/OR REMOVE UNUSED UTILITIES WHERE PRACTICABLE. SUBMIT DOCUMENTATION TO OWNER OF ANY UNUSED UTILITIES REMAINING AFTER COMPLETION OF WORK.
2. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
3. SOUND SYSTEM: N.I.C., OWNER TO CONTRACT WITH OWN VENDOR
4. DIMENSIONS SHOWN ARE TO FACE OF FINISH, U.N.O.
5. CONCEAL ALL NEW CONDUITS, PIPING AND DUCT WORK TO THE EXTENT POSSIBLE. EXPOSED TO BE PAINTED ADJACENT WALL COLOR.
6. PATCH AND REPAIR ALL DAMAGE TO GYPSUM AND PLASTER FINISH SURFACES TO MATCH EXISTING/ ADJACENT PRIOR TO PAINTING
7. PROVIDE SOLID 2X WOOD BLOCKING IN NEW WALLS AT ALL WALL MOUNTED LOCATIONS, IN TOILETS AND WHERE NOTED.
8. NEW DOORS TO HAVE WOOD FRAMES.

**KEYNOTES**

- 1 NEW GYPSUM WALL BD AT SOUTH WALL; PAINT ENTIRE STAIRWAY; PROVIDE NEW WOOD HANDRAIL AT N WALL OF STAIR. ATTACH HANDRAIL TO WALL W/ SUPPORTS.
- 2 OPENINGS AT UPPER PORTION OF WALL TO BE FILLED W/ GYP AND SEAMLESSLY FINISHED. OPENING AT LOWER LEVEL TO REMAIN; INSTALL TINTED FILM ON GLASS (N).
- 3 NEW CABINET DOORS; CLEAN & FINISH OUT STORAGE UNDER WINDOW BOX.

**KEYNOTES CONTINUES**

- 4 EDGE OF MEZZANINE ABOVE / OVERHANG TO REMAIN, REPAINT.
- 5 PRE-MANUFACTURED METAL SHIP LADDER IN PREVIOUS STAIR LOCATION. SEE A701 FOR MODEL INFORMATION
- 6 OUTLET LOCATED BELOW COUNTER; COORDINATE LOCATION OF GROMMET IN COUNTER FOR ACCESS/OWNER'S POINT OF SALE
- 7 (N) WOODEN STAIR WITH WOOD HANDRAIL
- 8 INSTALL CABINET, SINK & PLUMBING; SEE 7/A502
- 9 VERTICAL PLATFORM WHEELCHAIR LIFT FOR STAGE OFOI. SEE SPECIFICATION A701. PROVIDE POWER AS REQUIRED; OWNER'S VENDOR TO INSTALL PER MANUFACTURER'S INSTRUCTION WITH LAG SCREWS ATTACHING UNIT TO FLOOR.
- 10 NOTE NOT USED
- 11 (N) THEATER SEATING OFCI
- 12 (E) DUCT ABOVE TO REMAIN; PAINT PER A700.
- 13 FURNACE UNIT TO REMAIN; PROJECTOR TO REMAIN WITH PORTION OF PLATFORM TO SUPPORT. COORDINATE SALVAGED PORTION AND COLUMNS TO SUPPORT/REUSE (E) COLUMNS
- 14 (N) DRAPERY & TRACK OFCI
- 15 NEW STAGE PROSCENIUM
- 16 ADD NEW TRIM TO (E) SKYLIGHT. SEE A201
- 17 BATT INSULATION & ADDITIONAL LAYER OF 5/8" GYPSUM BOARD ON RESILIENT CLIPS; VERIFY MAINTAINING CLEARANCES.
- 18 NEW DESIGN-BUILD PLATFORM FOR STORAGE.
- 19 CONTRACTOR TO DETERMINE IF WALL IS LOAD-BEARING AND PROVIDE STRUCTURAL DETAILS FROM A STRUCTURAL ENGINEER LICENSED IN THE STATE OF OREGON (IF REQUIRED).
- 20 (E) FLOORING WAS REMOVED DURING ACM ABATEMENT. JOISTS ARE IN POOR CONDITION; PLAN TO REPLACE 250 SQ FT OF JOISTS. PROVIDE NEW PLYWOOD SUBSTRATE IN 110; 112, 115, 114, 115.

Issue	Revision	Date
PERMIT SET		08/12/21
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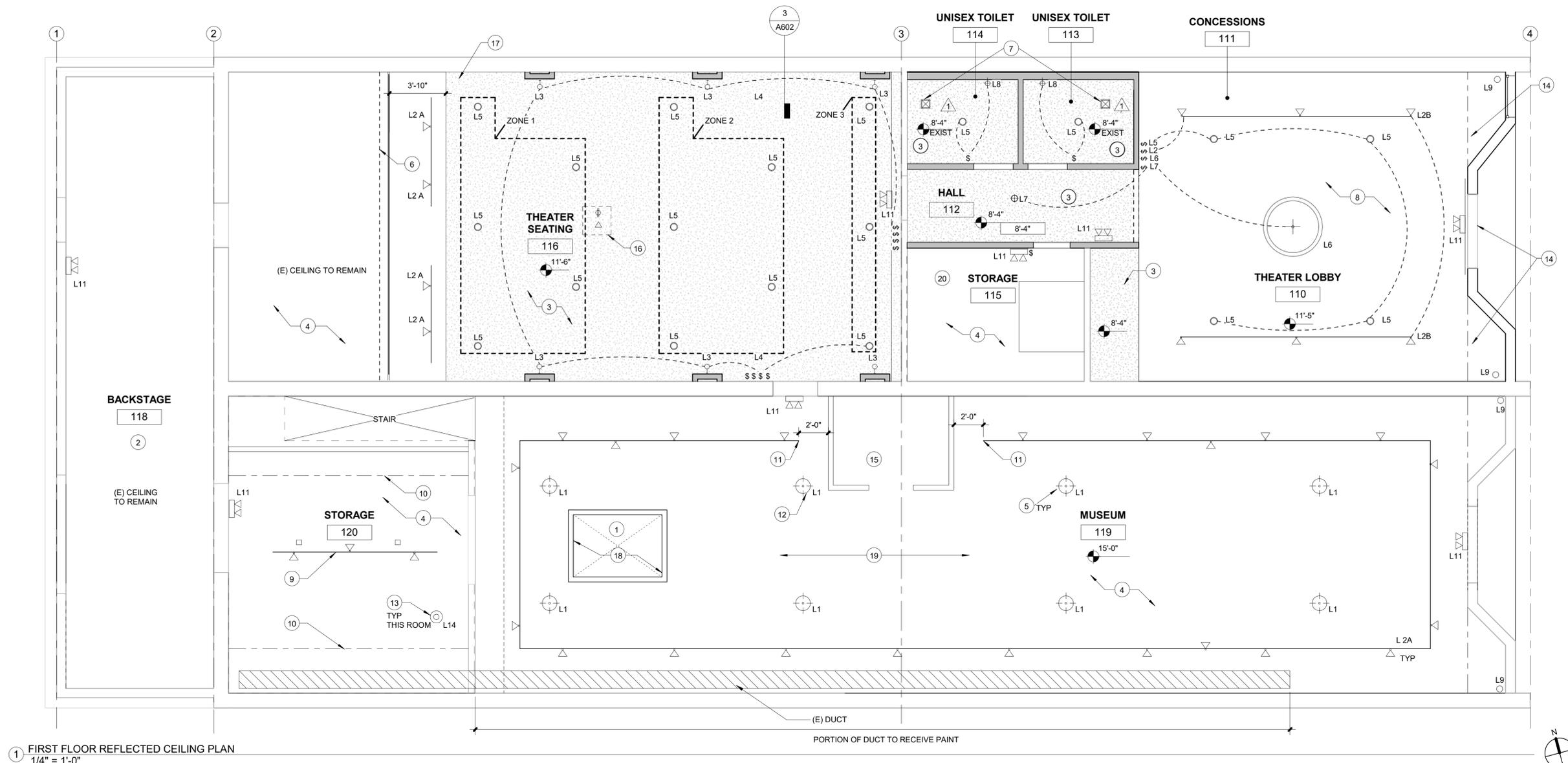
**OVERALL FLOOR PLAN**

Scale As indicated  
Date 11/16/2021  
Sheet No. **A102**

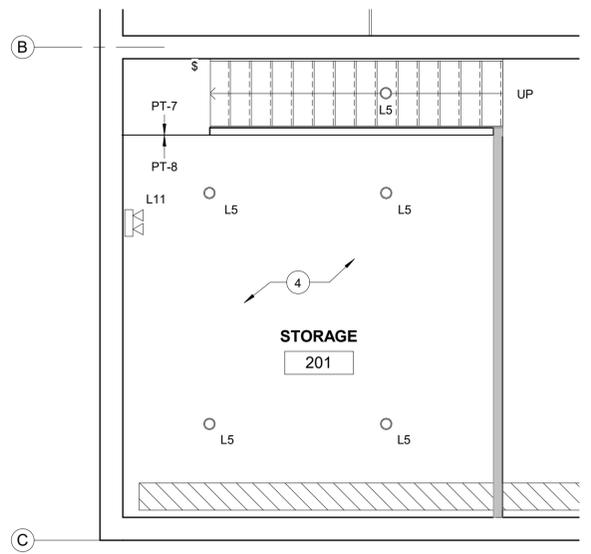


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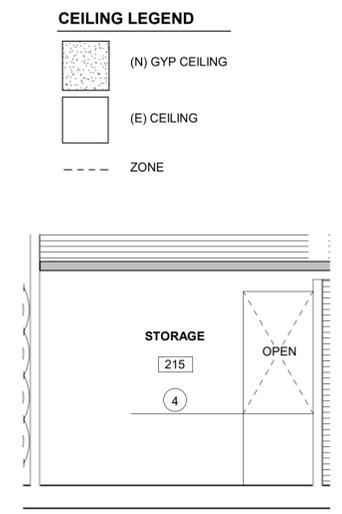
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1 FIRST FLOOR REFLECTED CEILING PLAN  
 1/4" = 1'-0"



2 (E) MEZZANINE LEVEL RCP - MUSEUM  
 1/4" = 1'-0"



3 (E) MEZZANINE LEVEL RCP - THEATER  
 1/4" = 1'-0"

**CEILING LEGEND**

- (N) GYP CEILING
- (E) CEILING
- ZONE

**RCP GENERAL NOTES**

1. TRACK LIGHTS TYPE L2 SHOWN IN APPROX LOCATION
2. VERIFY SWITCHING LOCATION FOR L9 FIXTURES AT BOTH STOREFRONTS
3. LIGHTING IN FOLLOWING ROOMS TO BE DIMMABLE : 119, 110, 112, 116, 117.
4. IN MOST LOCATIONS, LIGHT WILL REUSE (E) WIRING AND/OR LOCATION; ELECTRICIAN TO AUDIT FEASIBILITY OF THIS.
5. EXISTING LIGHTING NOT SHOWN TO REMAIN UNO
6. PROVIDE NEW COVER PLATES ON ALL CONTROLS & DEVICES IN AREA OF WORK, VERIFY COLOR W/ ARCHITECT.
7. MAINTAIN ALL RATED WALL AND RATED CEILING PENETRATIONS, IF ANY.
8. GC AND ELECTRICIAN TO AUDIT (E) FIXTURES AND EGRESS FIXTURE COMPLIANCE WITH BATTERY BACK UP FIXTURES THAT PROVIDE MIN 1 FOOT CANDLE AT FLOOR.
9. FIRE/ LIFE SAFETY DEVICES SHOWN ON G003.
10. NOTE THAT NEW LED FIXTURES MAY NOT BE COMPATIBLE W/ EXISTING WIRING FOR DIMMING. PROVIDE COST AS NEEDED TO MAKE FIXTURE DIMMABLE WHERE NOTED.
11. ZONES AT THEATER 116: EACH ZONE FOR L5 FIXTURE TO HAVE SEPARATE DIMMING CONTROL.

**KEYNOTES**

- 1 EXISTING SKYLIGHT. PROVIDE 4" FLAT TRIM AROUND OPENING AT CEILING, PAINT TO MATCH CEILING. REPAIR EXISTING BEADBOARD SURROUND. REPLACE AS NEEDED, PAINT TO MATCH CEILING
- 2 OPEN TO UNDERSIDE OF STRUCTURE. NO WORK HERE; NO CHANGE TO LIGHTING.
- 3 NEW GYP BOARD CEILING. REMOVE ALL (E) PLASTER / GYP MATERIAL AND REPLACE WITH NEW; FINISH TO LEVEL 4 FINISH.
- 4 (E) CEILING LIGHT TO REMAIN; EXCEPT AS NOTED OTHERWISE, PAINT AS DIRECTED.
- 5 REPLACE LIGHT FIXTURES WITH (N) FIXTURES IN EXISTING LOCATIONS (L1)
- 6 CURTAIN TRACK OFCI
- 7 F1 EXHAUST FAN IN TOILET ROOMS; OCCUPANCY SENSOR TO TURN ON. VENT PER 1
- 8 SKIM COAT ENTIRE CEILING; PAINT AS SCHEDULED
- 9 EXISTING TRACK; REPLACE HEADS W/ L2 HEADS OR SIM / COMPATIBLE TRACK HEAD.
- 10 (E) SHELVING TO REMAIN.
- 11 BREAK TRACK AT DISPLAY / STRUCTURE.
- 12 SET HEIGHT CLEAR OF EXISTING STRUCTURE.
- 13 REPLACE STORAGE ROOM FIXTURE W/ L14, TYP.
- 14 PROVIDE L4 AT BACK OF SOFFIT WHERE UPPER WINDOWS OCCUR. L4 TO RUN LENGTH OF WINDOW BOX AT WEST END; SWITCH BELOW; DIMMING.
- 15 CARRY \$250 ALLOWANCE FOR LIGHTING IN STRUCTURE, TBD.
- 16 APPROX. LOCATION OF PROJECTION OFOI; PROVIDE POWER IN CEILING AS REQUIRED FOR EQUIPMENT; PROVIDE DATA/ LOW VOLTAGE CONNECTION
- 17 PROVIDE (1) LIGHT L-12 AT STEPS. ON FACE OF MIDDLE RISER.
- 18 SKYLIGHT WALLS REGULAR PATCH AND REPAIR; INFILL WHERE "BEAD BOARD" IS MISSING; NEW CEILING FLAT WHITE PAINT.
- 19 PATCH & REPAIR PLASTER CEILING AS REQUIRED WHERE (E) LIGHTS REMOVED.
- 20 VERIFY IF (E) LIGHT FIXTURES CAN BE CHANGED TO L14

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PERMIT SET		08/12/21
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**REFLECTED CEILING PLAN**

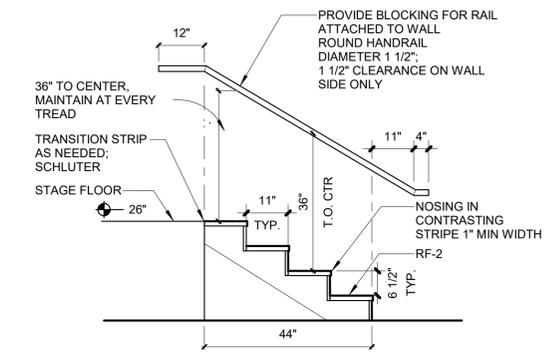
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 Date 11/16/2021  
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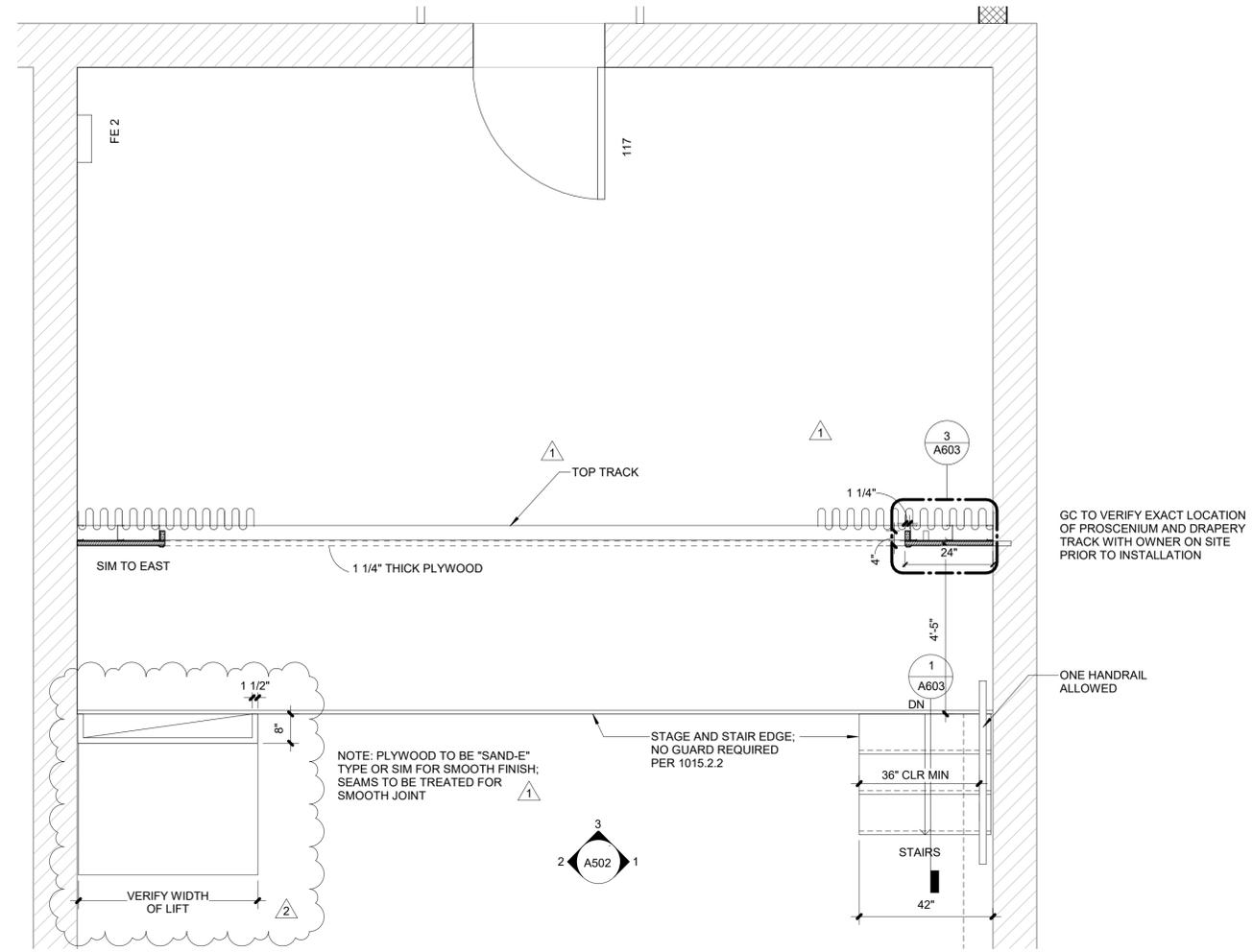


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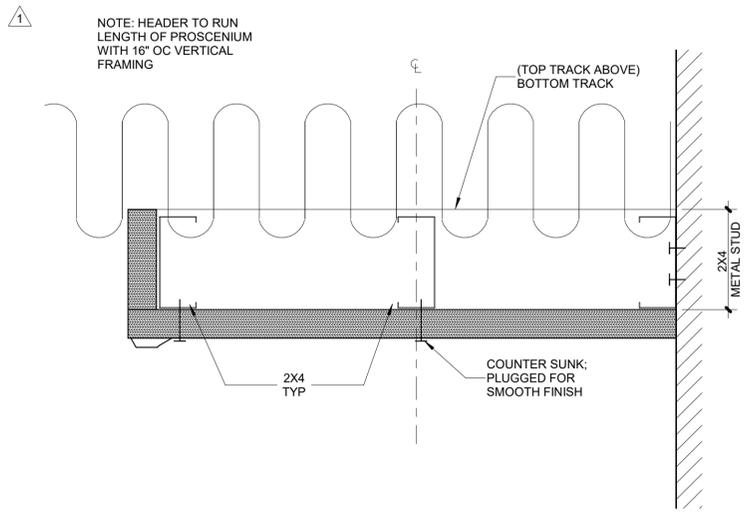
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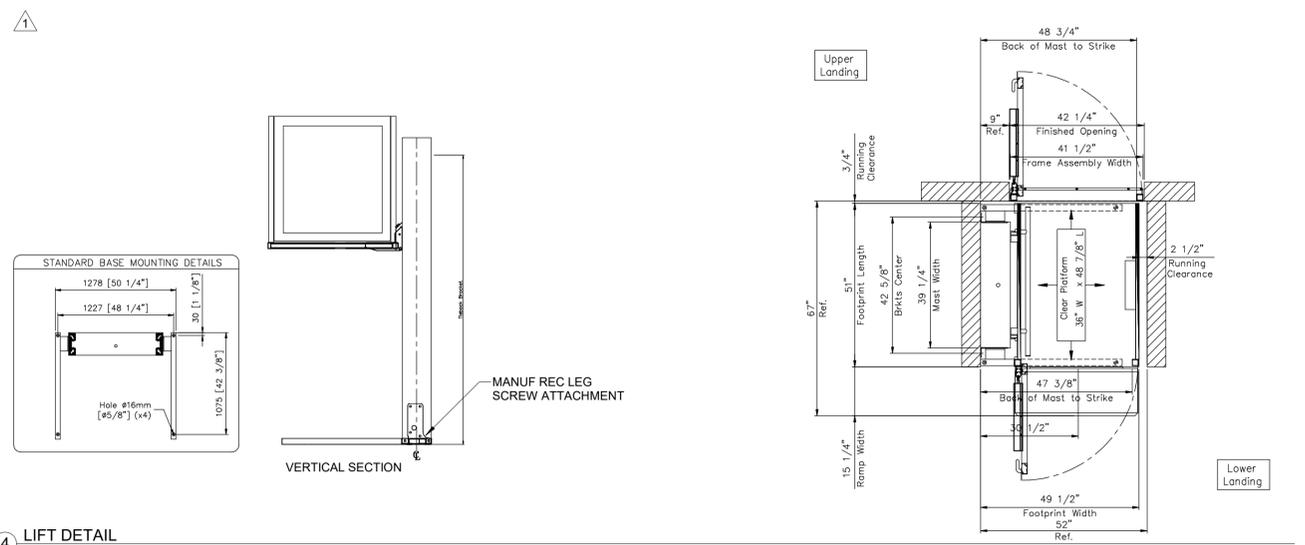
1 SECTION AT STAGE STAIRCASE  
1/2" = 1'-0"



2 ENLARGED FLOOR PLAN - STAGE  
1/2" = 1'-0"



3 DECORATIVE PROSCENIUM  
3" = 1'-0"



4 LIFT DETAIL  
1/8" = 1'-0"

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DETAILS - INTERIOR

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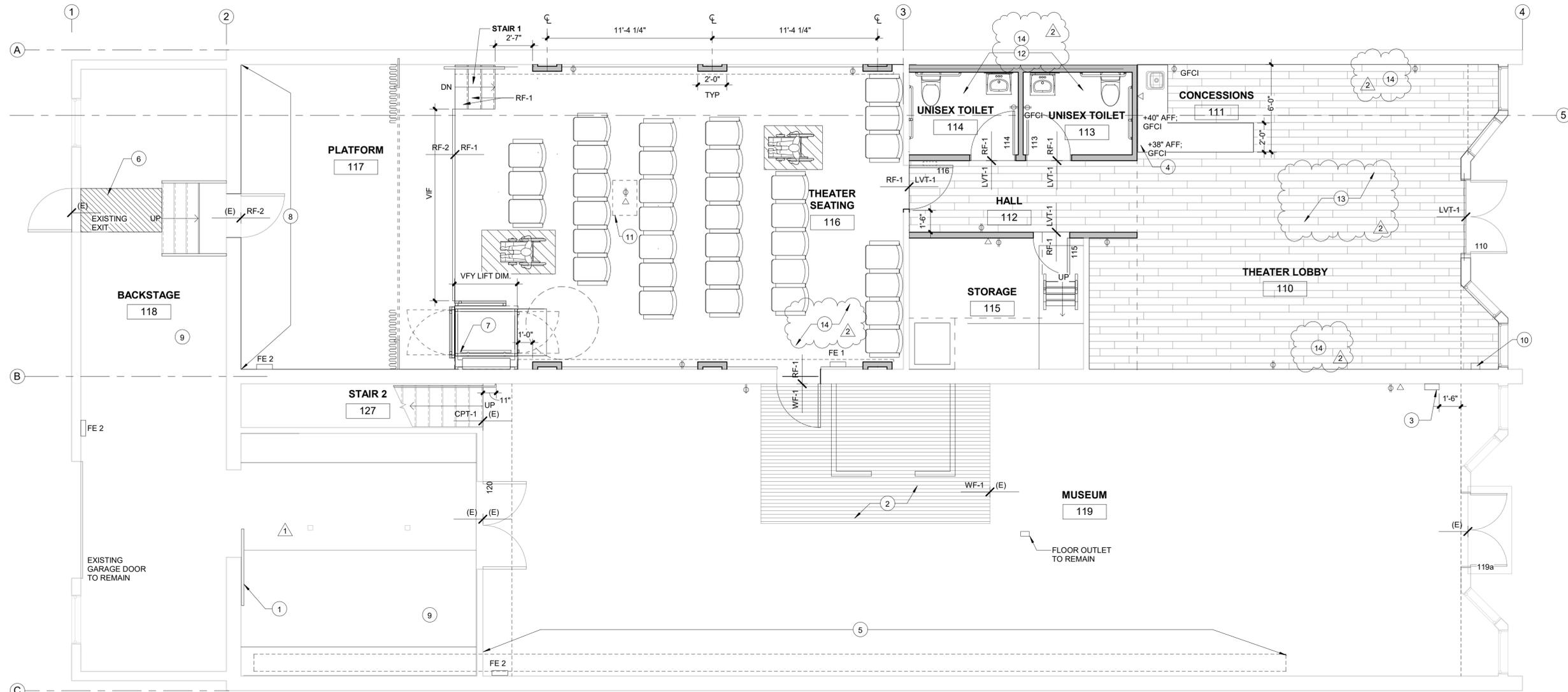
Date 11/16/2021

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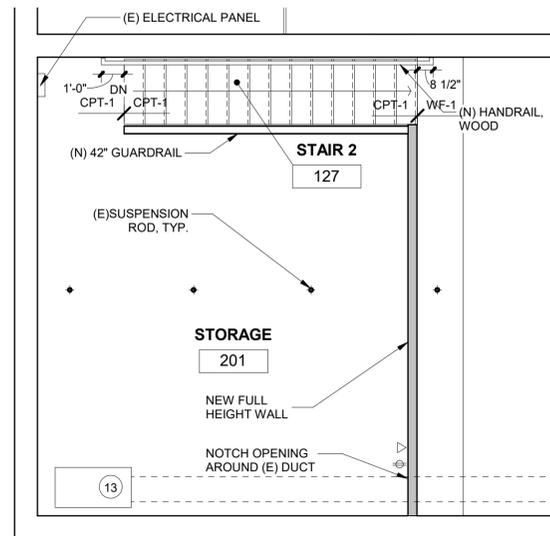


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1 OVERALL FLOOR PLAN - FIRST FLOOR LEVEL POWER PLAN  
1/4" = 1'-0"



2 (E) MEZZANINE LEVEL FLOOR PLAN - MUSEUM FINISH PLAN  
1/4" = 1'-0"

**GENERAL NOTES**

- WHERE FLOORING CHANGE OCCURS PROVIDE SCHLUTER TRANSITION OR OTHER AS NOTED.
- TOILET ROOM PAINT TO BE EPOXY
- WHERE RF INSTALLED, USE COLOR MATCH WELDING ROD.
- (E) WOOD FLOORING AT MUSEUM 119 TO RECEIVE CLEAR SEAL COAT.
- NEW PAINT THROUGHOUT
- PROVIDE ALL ELECTRICAL RECEPTACLES REQUIRED BY CODE IN AREAS OF NEW FRAMING. ELECTRICAL SUBCONTRACTOR TO REVIEW UTILITY OUTLET LOCATIONS W/ ARCHITECT PRIOR TO INSTALL
- ELECTRICAL SUBCONTRACTOR TO AUDIT ALL OUTLET LOCATIONS AND PROVIDE FEEDBACK ON NEW OUTLET LOCATIONS REQUIRED PER CODE.
- REPLACE ALL (E) OUTLET COVER PLATES; VERIFY COLOR AND STYLE W/ ARCHITECT BASED ON WHAT FITS WITH EXISTING OUTLETS.

**KEYNOTES**

- EXISTING DOOR TO REMAIN
- WHERE PLYWOOD FLOOR REMOVED, INFILL W/ WF-1 TO MATCH EXISTING IN SIZE, STYLE; STAIN TO MATCH CLOSELY. PROVIDE SAMPLES FOR APPROVAL PRIOR TO INSTALLATION.
- INDICATES LOCATION OF RELOCATED PANEL AS REQUIRED.
- GENERAL LOCATION OF NEW OUTLET; VERIFY IN FIELD IF ONE IS NEARBY / THIS OUTLET NEEDED. OUTLETS NEAR SINK LOCATIONS TO BE GFCI PER CODE
- PAINT DUCT PT-7 WHERE EXPOSED IN MUSEUM 119.
- REQUIRED AREA TO BE TAPED OR PAINTED 36" WIDE W/ CROSSHATCH FOR CLEAR EXIT PATH.
- VERIFY & PROVIDE POWER REQUIRED FOR LIFT.
- BACK WALL AT STAGE: PROVIDE FINISHED GYP AT DOORWAY WHERE STUDS EXPOSED. PAINT ALL BACK WALL ITEMS BLACK.
- NO NEW FINISHES IN THIS ROOM
- (E) BREAKER BOX TO BE COMPLETELY REPLACED WITH NEW UNIT.
- CEILING: APPROX. LOCATION FOR CEILING MOUNTED PROJECTOR, REQUIRING POWER & DATA. COORDINATE WITH OWNERS AV DESIGNER.
- PROVIDE POWER AS REQUIRED BY 2017 OESC.
- ALL WALLS TO RECEIVE A SKIM COAT FOR A SMOOTH SURFACE.
- PROVIDE NEW FLOOR REGISTERS AS NEEDED.

**LEGEND**

- LVT-1
- DENOTES TAPED OR PAINTED PATH CLEAR FOR EGRESS
- WF-1, NEW TO MATCH (E)
- POWER OUTLET ABOVE FINISHED FLOOR
- NEW POWER OUTLET @ 18" TYP PER CODE
- NEW GFCI OUTLET
- DATA

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**FINISH & POWER PLAN**

Scale As indicated  
Date 11/16/2021  
Sheet No. **A700**